



STAFF REPORT

TO: Planning and Zoning Commission

PREPARED BY: Melissa DeBoer

RE: Lot 2, Westgate Business Park Plat 3 – Site Plan

DATE: November 28, 2017

GENERAL INFORMATION:

Applicant / Owner: Pro-line Development LLC

Requested Action: Site Plan Approval

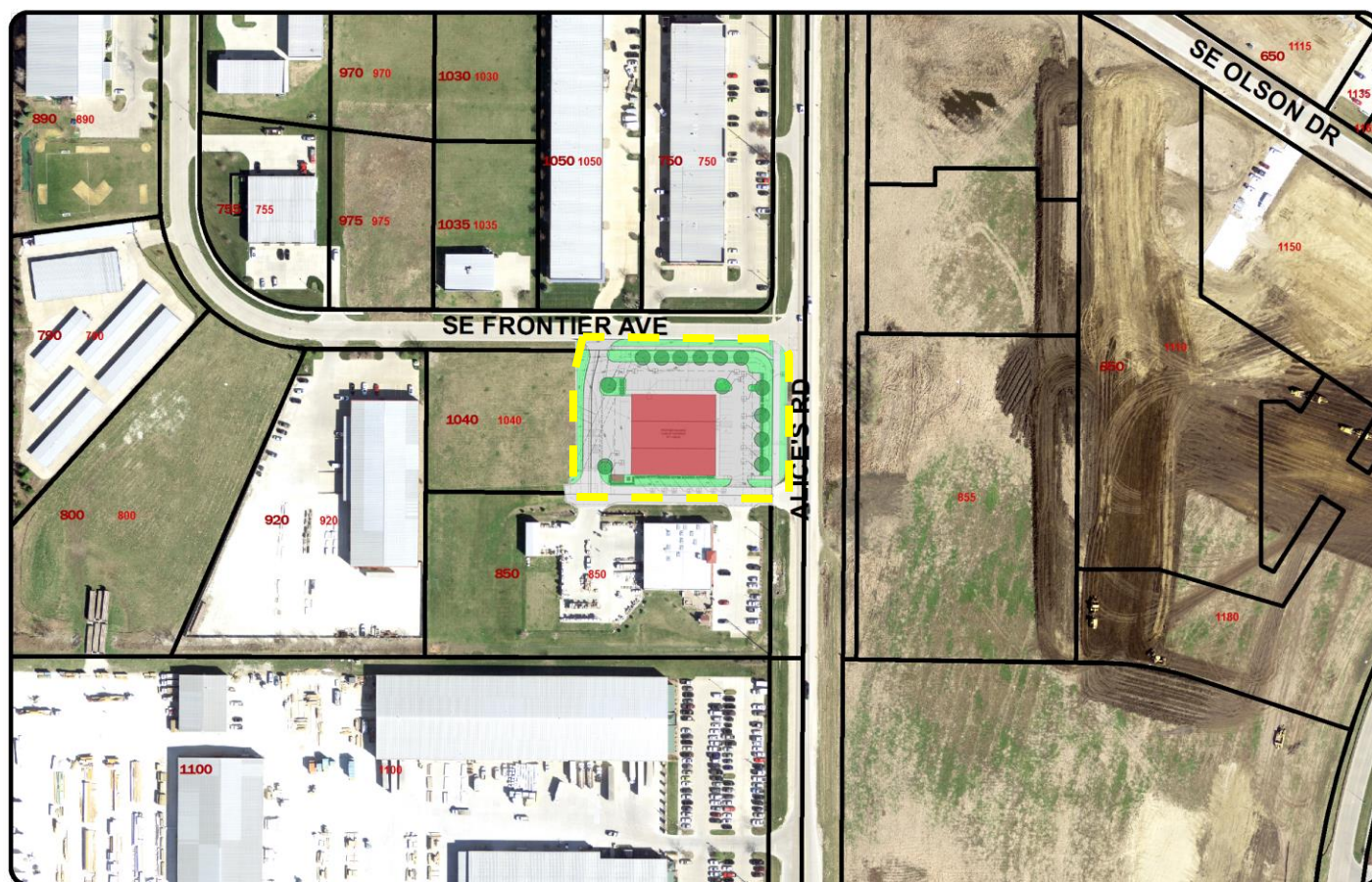
Location and Size: Property is generally located west of SE Alice's Road and south of SE Frontier Avenue and contains approximately 1.31 acres.

LAND USES AND ZONING:

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Undeveloped	Research & Development	M-1A/PD
North	Retail / Business Park	Research & Development	M-1/PD
South	Fireplace and Stone Center	Research & Development	M-1A/PD
East	Vacant / Undeveloped	Community Village	C-1
West	Undeveloped	Research & Development	M-1A/PD

BACKGROUND:

The subject property is located west of SE Alice's Road and south of SE Frontier Avenue and contains 1.31 acres. The applicant is requesting approval of a site plan in order to construct a multi-tenant office and warehouse building.



ABOVE: Aerial of the site plan (outlined in **YELLOW**) in relation to the surrounding properties.

PROJECT DESCRIPTION:

The project involves the construction of a two-story, multi-tenant office/warehouse building that is proposed to be approximately 15,000 square feet in area. The proposed building identifies three potential tenant spaces. Each tenant space is planned to have 4,000 square feet of office space and 3,000 square feet of warehouse space. A monument sign is planned at the northeast corner of the site along SE Alice's Road.

ACCESS AND PARKING:

There will be two main access points to this site. One access will be provided off of Alice's Road and one off of SE Frontier Avenue. Both of these accesses are shared accesses that also serve the surrounding properties.

The Parking Ordinance requires 3 parking spaces per 1,000 square feet of gross floor area for office buildings and 1 parking space per 1,000 square feet of gross floor area for warehouse buildings. The proposed building includes 12,000 square feet of office space and 9,000 square feet of warehouse space which requires a total of 45 parking spaces. The site plan identifies a total of 45 parking spaces being provided, which meets the parking requirements for this site.

SIDEWALKS/TRAILS:

A five foot wide sidewalk will be constructed on the north side of the site along SE Frontier Avenue and a ten foot trail will be installed by the City on the east side of the site along Alice's Road at a future date.

UTILITIES:

All utilities will be provided to this site. The site plan identifies the water connection coming from the water main located to the north of the site. The sanitary connection will be provided from the north. Storm water detention will be provided through underground detention located on the north side of this site.

OPEN SPACE AND LANDSCAPING:

A minimum of 15% of the project area is required to be open space. The total amount of open space proposed is 21.2%. Landscaping is being provided per the landscaping ordinance.

ELEVATIONS:

The front (east) elevation of the building (facing Alice's Road) is proposed to be constructed primarily of stone veneer, stucco, and an aluminum storefront system. The front elevation also includes metal canopies over each storefront entry. The other three elevations of the building include primarily stucco and split face stone. The building is proposed to have a metal roof.

STAFF RECOMMENDATION:

At this time staff is comfortable with the site plan and would recommend approval of the site plan subject to remaining staff comments.

CITY OF WAUKEE

Melissa DeBoer, AICP
Planner II